

# 9001-03 US Highway 12

Richmond, IL 60071

# For Sale

MLS #11616390

INVESTMENT



## 2 UNIT FULLY LEASED INVESTMENT

\$495,000

### FULLY LEASED INVESTMENT OPPORTUNITY 2-UNIT, 4,000 SF AUTO CENTER Potential for User/Investor

100% leased 4,000 SF 2-unit automotive building with long leases thru 2029. Pete's Paint Works & Medina Cars are both long term tenants (since 1986 and 2016).

All masonry building on US Highway 12. Pete's Paint address is 9001 and Medina Cars is 9003. (\*) Medina expires 2026 with an option to renew thru 2029.

Original building built in 1959 with additions. New Membrane roof and overhead doors. New parking lot 2023.

User/Investor Potential: Auto Body Tenant will move out for a buyer who needs his 2,800 SF space.

9.3% CAP rate. Ask broker for rent roll and operating statement. Owner is a licensed Illinois Broker.

### Specifications

Land Size:	.90 AC (39,089 SF)
Year Built:	1959
HVAC System:	GFA
Electrical:	200 AMP
Washrooms:	2 (1 Per Unit)
Ceiling Height:	9.25 - 10 ft
Parking:	40-50 Cars
Sewer/Water:	City
Zoning:	GB (General Business)
Taxes:	\$7,606.52 (2023)
CAP Rate & LOI:	9.3% CAP LOI: \$45,977
PIN #:	04-21-100-011

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Senior Broker  
**Bruce Kaplan**  
BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

